

EQS Voting Rights Announcement: IMMOFINANZ AG  
 IMMOFINANZ AG: Release according to Article 135, Section 2 BörseG with the objective of Europe-wide distribution  
 02.10.2024 / 16:16 CET/CEST  
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**Major holdings notification pursuant to Sec. 130 to 134 BörseG 2018**

Glasgow, 1.10.2024

**Overview**

**1. Issuer:** IMMOFINANZ AG

**2. Reason for the notification:** Acquisition or disposal of voting rights

**3. Person subject to notification obligation**

**Name:** Morgan Stanley

**City:** Wilmington, Delaware

**Country:** USA

**4. Name of shareholder(s):** Morgan Stanley & Co. International plc  
 Morgan Stanley Smith Barney LLC

**5. Date on which the threshold was crossed or reached:** 27.9.2024

**6. Total positions**

|                                                                                | % of voting rights<br>attached to<br>shares (7.A) | % of voting rights<br>through <b>financial/other<br/>instruments</b> (7.B.1 +<br>7.B.2) | <b>Total</b> of<br>both in<br>% (7.A +<br>7.B) | <u>Total</u><br><u>number of</u><br>voting rights<br>of <u>issuer</u> |
|--------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------|
| Resulting situation on the<br>date on which threshold<br>was crossed / reached | 2,31 %                                            | 3,40 %                                                                                  | 5,71 %                                         | 138 669 711                                                           |
| Position of previous<br>notification (if applicable)                           |                                                   |                                                                                         |                                                |                                                                       |

**Details**

**7. Notified details of the resulting situation:**

**A: Voting rights attached to shares**

| ISIN Code         | Number of voting rights            |                                      | % of voting rights                 |                                         |
|-------------------|------------------------------------|--------------------------------------|------------------------------------|-----------------------------------------|
|                   | Direct<br>(Sec 130 BörseG<br>2018) | Indirect<br>(Sec 133 BörseG<br>2018) | Direct<br>(Sec 130 BörseG<br>2018) | Indirect<br>(Sec 133<br>BörseG<br>2018) |
| AT0000A21KS2      |                                    | 3 206 760                            |                                    | 2,31 %                                  |
| <b>SUBTOTAL A</b> | 3 206 760                          |                                      | 2,31 %                             |                                         |

**B 1: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 1 BörseG 2018**

| Type of instrument                                    | Expiration<br>Date | Exercise<br>Period      | Number of<br>voting<br>rights that may<br>be<br>acquired if the<br>instrument is<br>exercised | % of voting<br>rights |
|-------------------------------------------------------|--------------------|-------------------------|-----------------------------------------------------------------------------------------------|-----------------------|
| Right of recall over securities<br>lending agreements | at any<br>time     | at any time             | 138 204                                                                                       | 0,10 %                |
|                                                       |                    | <b>SUBTOTAL<br/>B.1</b> | 138 204                                                                                       | 0,10 %                |

**B 2: Financial / Other Instruments pursuant to Sec. 131 para. 1 No. 2 BörseG 2018**

| Type of instrument | Expiration Date | Exercise Period | Physical / Cash Settlement | Number of voting rights | % of voting rights |
|--------------------|-----------------|-----------------|----------------------------|-------------------------|--------------------|
| Equity Swap        | 24.02.2026      | at any time     | Cash                       | 4 569 906               | 3,30 %             |
| <b>SUBTOTAL</b>    |                 |                 |                            | 4 569 906               | 3,30 %             |
| <b>B.2</b>         |                 |                 |                            |                         |                    |

**8. Information in relation to the person subject to the notification obligation:**

☐ Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer.

☒ Full chain of controlled undertakings through which the voting rights and/or the financial/other instruments are effectively held starting with the ultimate controlling natural person or legal entity:

| No. | Name                                             | <u>Directly</u><br>controlled by<br>No. | <b>Shares</b> held<br><u>directly</u> (%) | <b>Financial/other<br/>instruments</b> held<br><u>directly</u> (%) | <b>Total</b> of<br>both (%) |
|-----|--------------------------------------------------|-----------------------------------------|-------------------------------------------|--------------------------------------------------------------------|-----------------------------|
| 1   | Morgan Stanley                                   |                                         |                                           |                                                                    |                             |
| 2   | Morgan Stanley<br>Capital Management,<br>LLC     | 1                                       |                                           |                                                                    |                             |
| 3   | Morgan Stanley<br>Domestic Holdings,<br>LLC      | 2                                       |                                           |                                                                    |                             |
| 4   | Morgan Stanley<br>Capital Services LLC           | 3                                       |                                           | 3,30 %                                                             | 3,30 %                      |
| 5   | Morgan Stanley<br>Capital Management,<br>LLC     | 1                                       |                                           |                                                                    |                             |
| 6   | Morgan Stanley & Co.<br>LLC                      | 5                                       |                                           | 0,07 %                                                             | 0,07 %                      |
| 7   | Morgan Stanley<br>International Holdings<br>Inc. | 1                                       |                                           |                                                                    |                             |
| 8   | Morgan Stanley<br>International Limited          | 7                                       |                                           |                                                                    |                             |
| 9   | Morgan Stanley<br>Investments (UK)               | 8                                       |                                           |                                                                    |                             |
| 10  | Morgan Stanley & Co.<br>International plc        | 9                                       | 2,31 %                                    | 0,03 %                                                             | 2,34 %                      |
| 11  | Morgan Stanley<br>Capital Management,<br>LLC     | 1                                       |                                           |                                                                    |                             |
| 12  | Morgan Stanley Smith<br>Barney LLC               | 11                                      |                                           | 0,00 %                                                             | 0,00 %                      |

**9. In case of proxy voting**

Date of general meeting: -

Voting rights after general meeting: - is equivalent to - voting rights.

**10. Sonstige Kommentare:**

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Glasgow am 1.10.2024

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02.10.2024 CET/CEST

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